

175.0

0011

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

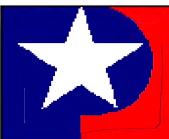
783,000 / 783,000

USE VALUE:

783,000 / 783,000

ASSESSED:

783,000 / 783,000


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
148		WOLLASTON AVE, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: SAENZ MARIA JESUS	
Owner 2: NAVARRO JOSE LUIS	
Owner 3:	

Street 1: 148 WOLLASTON AVE	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

Postal: 02476	Type:
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PREVIOUS OWNER	
Owner 1: GHARIB MOHSEN -	
Owner 2: FRANCKE LAUREL -	
Street 1: 148 WOLLASTON AVE	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	

Postal: 02476	
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NARRATIVE DESCRIPTION	
This parcel contains .164 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1952, having primarily Wood Shingle Exterior and 2333 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 2 Bdrms.	

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)																											
Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7160	Sq. Ft.	Site			0	70.	0.89	6									444,359							444,400

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	7160.000	338,600		444,400	783,000		117858
							GIS Ref
							GIS Ref
							Insp Date
							04/04/18

PREVIOUS ASSESSMENT								Parcel ID	175.0-0011-0001.0	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	338,600	0	7,160.	444,400	783,000		Year end	12/23/2021
2021	101	FV	326,400	0	7,160.	444,400	770,800		Year End Roll	12/10/2020
2020	101	FV	326,400	0	7,160.	444,400	770,800		770,800 Year End Roll	12/18/2019
2019	101	FV	258,800	0	7,160.	438,000	696,800	696,800	Year End Roll	1/3/2019
2018	101	FV	254,400	0	7,160.	336,400	590,800	590,800	Year End Roll	12/20/2017
2017	101	FV	254,400	0	7,160.	317,400	571,800	571,800	Year End Roll	1/3/2017
2016	101	FV	254,400	0	7,160.	292,000	546,400	546,400	Year End	1/4/2016
2015	101	FV	237,800	0	7,160.	273,000	510,800	510,800	Year End Roll	12/11/2014

SALES INFORMATION								TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes					
GHARIB MOHSEN,	76506-404	1	12/22/2020			935,000	No	No							
MINTZ JUDITH A	26953-186		12/31/1996			217,500	No	No	Y						

BUILDING PERMITS								ACTIVITY INFORMATION							
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name			
8/7/2000	664	Addition	41,500	O				15X18 ROOM-7X15 CO	1/19/2021	SQ Returned	MM	Mary M			
									1/12/2021	SQ Mailed	MM	Mary M			
									4/4/2018	MEAS&NOTICE	HS	Hanne S			
									8/23/2001	Permit Visit	PM	Peter M			
									3/6/2000	Inspected	264	PATRIOT			
									12/21/1999	Mailer Sent					
									12/14/1999	Measured	256	PATRIOT			
									7/19/1993		KT				
									Sign:	VERIFICATION OF VISIT NOT DATA				/	/

## **INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	14 - Asphalt Tile
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
	% AC:
Solar HW:	NO
	Central Vac:
% Com Wal	% Sprinkled

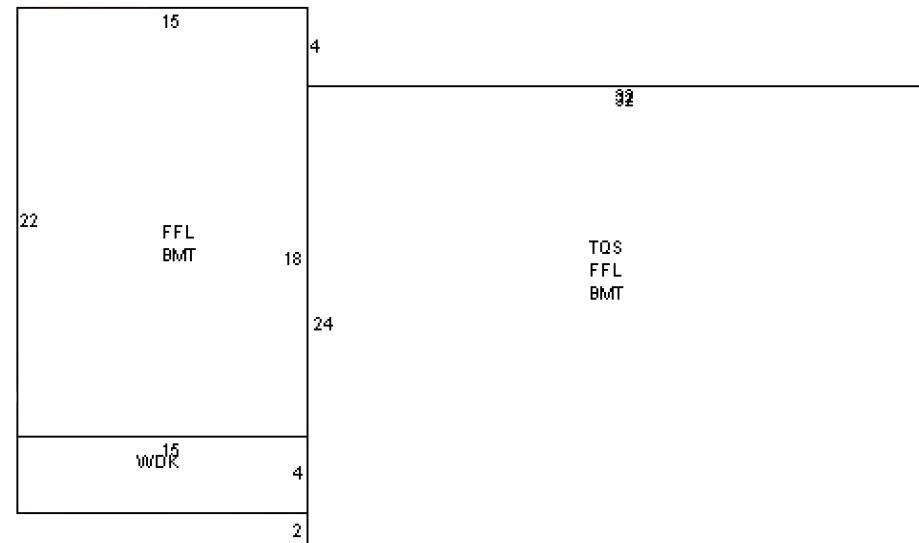
# MOBILE HOME

Make:

## SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X10	A	AV	1990	0.00	T	23.2	101						

## SKETCH



SUB AREA

SUB AREA		SUB AREA DETAIL									
Code	Description	Area - SQ	Rate - AV	Undepr	Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	1,098	58.580		64,322	BMT	100	RRM		60	A
FFL	First Floor	1,098	140.480		154,250						
TQS	3/4 Story	576	140.480		80,918						
WDK	Deck	60	16.000		960						
Net Sketched Area:		2,832	Total:		300,450						
Size Ad	1674	Gross Area	3024	FinArea	2333						

IMAGE

**AssessPro** Patriot Properties, Inc

